

TOWN OF NEWSTEAD
PLANNING BOARD MINUTES
August 7, 2000

PRESENT: Dave Wakeman, Chairman
John Potera
Tom Cowan
Andy Kelkenberg
Don Hoefler

Don Folger, Code Enforcement Officer
Bill Walworth, Deputy Building Inspector
Rebecca Baker, Planning Board Clerk

The meeting was called to order at 7:40pm by Dave Wakeman, Chairman. Minutes from the June 19th meeting were reviewed and Andy motioned to approve them as written, Tom seconded and all approved.

Dave mentioned a conference the APA will be holding on Sept 21 – 23, 2000. There will be additional information forth coming.

-A public hearing was opened at 8:00pm to hear comments for or against the minor subdivision on Greenbush Rd.

-Attendance as above

-Clerk read proof of publication

-No prior comments for or against were received

-There being no one present to speak for or against, John motioned to close the hearing at 8:05pm, Don seconded the motion and all approved.

Bill mentioned that during the building permit process, the wetlands and the floodzone issues would be addressed. There was no drainage plan included in the packet.

Tom motioned to approve the subdivision, Andy seconded and all approved.

-A public hearing was opened at 8:10pm to hear comments for against the minor subdivision located on Crittenden Rd.

-Attendance as above plus Robert Meyers, Cindy Sciera, and Irv Stein

-Clerk read proof of publication

-No prior comments for or against were received

-Property is zoned R1, a 3.96-acre lot, board reviewed plan

John motioned to close the hearing at 8:17pm, seconded by Don and all approved.

Don motioned to approve subdivision; John seconded the motion and all approved.

-A public hearing was opened at 8:25pm to hear comments for or against the minor subdivision located on Clarence Center Rd.

-Attendance as above plus Dawn Monachino

-Clerk read proof of publication

- No prior comments for or against were received
- Kreher's are currently farming the property, it may need a little fill to bring the first floor level to 1 ½ ft. above road grade
- Tom motioned to close the hearing at 8:32pm, seconded by Andy and all approved
- Don motioned to approve the subdivision; John seconded the motion and all approved.

The board met with John and Kelly Smith to discuss the preapplication of storage buildings located on Main Rd. The proposed site plan was reviewed and the following items need to be included on the revised plan to be submitted at the next planning board meeting scheduled Aug 21st:

- Show fence location and type (6-ft chain link around buildings)
- All lighting (located on buildings)
- Landscaping in front of fence (trees, shrubs and evergreens)
- Existing grass and proposed stoned areas
- Commercial zone line, which divides the commercial and RA zone
- Remove and correct second driveway

The 25ft clearance between buildings should be enough for the Fire Company, but Don Folger will submit for comments. Wendell will have to review the revised plan for drainage. The furthest building to the west will only have doors on the East Side. Mr. Smith plans on building the first 100 ft. of each building first, and then adding on to them as needed. A 30-ft buffer will have to be maintained to the rear of the lot separating the commercial and RA zone.

The board met with Sue Phelps, MGA and Chuck Keech, Creekside Construction, in regards to the addition to the MGA building located at 11331 Main Rd. The proposed addition will be a 16-ft x 60-ft lean-to structure. The drainage will be connected to the existing basin. It will utilize the existing driveway. The addition will be used to store steel, which will be removed from the front of the building. Tom motioned to recommend approval of this project contingent on positive comments from Wendell. John seconded the motion and all approved. Rebecca will write a memo to the Town Board recommending approval.

The board reviewed the revised drainage plan for Buffalo Drilling. (waiting for comments from Wendell) It was noted that they have painted the back of the building, planted shrubs along the front, and loaded the trusses onto a truck for removal.

Tom motioned to adjourn the meeting at 9:55pm, seconded by John and all approved

Respectfully submitted by,
Rebecca K. Baker,
Recording Secretary